

**PB# 92-13**

**Mobil Oil  
(Amended SP)**

**69-4-26.2**

Approved 3/11/92

TOWN OF NEW WINDSOR  
555 Union Avenue  
New Windsor, NY 12550

# GENERAL RECEIPT

12519

March 10 1992

Received of Kartiganer Associates \$ 300.00

Three Hundred and 00 DOLLARS  
Planning Board #9213

For CP #15714 - \$150.00 Application Fee  
CP #15715 - \$150.00 Approval Fee

FUND	CODE	AMOUNT
<u>CP 15714</u>		<u>150.00</u>
<u>CP 15715</u>		<u>150.00</u>

By Pauline M. Townsend

Town Clerk  
Title

© WILLIAMSON LAW BOOK CO., VICTOR, N.Y. 14564

TOWN OF NEW WINDSOR  
555 Union Avenue  
New Windsor, NY 12550

# GENERAL RECEIPT

12518

March 10 1992

Received of Town Clerk \$ 750.00

Seven Hundred Fifty 00 DOLLARS

For Planning Board #9213 - Escrow - Kartiganer Associates  
DISTRIBUTION: (Mobile Station Sales Gate)

FUND	CODE	AMOUNT
<u>CP 15713</u>		<u>750.00</u>

By Susan Zappala

Deputy Comptroller  
Title

© WILLIAMSON LAW BOOK CO., VICTOR, N.Y. 14564

FUND	CODE	AMOUNT
CP 15714		130.00
CP 15715		150.00

© WILLIAMSON LAW BOOK CO., VICTOR, N.Y. 14564

By

Pauline M. Townsend

Town Clerk

Title

## TOWN OF NEW WINDSOR

555 Union Avenue  
New Windsor, NY 12550

## GENERAL RECEIPT

12518

Received of

Town Clerk

\$

150.00

Seven Hundred Fifty

DOLLARS

For

Planning Board #92-13 - Schow-Katigian Associates  
DISTRIBUTION: (Mobile Station Cars etc)

FUND	CODE	AMOUNT
<del>CP 15714</del>		
CP 15713		150.00

© WILLIAMSON LAW BOOK CO., VICTOR, N.Y. 14564

By

Susan Zappala

Deputy Comptroller

Title

Eng Fee: \$90.00



PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 05/05/92

PAGE: 1

LISTING OF PLANNING BOARD FEES  
Escrow

FOR PROJECT NUMBER: 92-13

NAME: MOBIL OIL - SITE PLAN AMENDMENT

APPLICANT: MOBIL OIL CORPORATION

--DATE--	DESCRIPTION-----	TRANS	AMT-CHG	AMT-PAID	BAL-DUE
03/09/92	SITE PLAN MINIMUM	PAID		750.00	
02/27/92	ATTY FEES	CHG	35.00		
02/27/92	P.B. MINUTES	CHG	13.50		
05/02/92	P.B. ENGINEER FEE	CHG	90.00		
		TOTAL:	138.50	750.00	-611.50

Please issue a check in the  
amount of \$611.50 to:

Kartiganer Associates  
555 Blooming Grove Tpk.  
Newburgh, N.Y. 12550

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 05/05/92

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]  
A [Disap, Appr]

FOR PROJECT NUMBER: 92-13

NAME: MOBIL OIL - SITE PLAN AMENDMENT

APPLICANT: MOBIL OIL CORPORATION

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
03/11/92	PLANS SIGNED BY R. LANDER	APPROVED
02/26/92	P.B. APPEARANCE	APPROVED
02/13/92	WORK SESSION APPEARANCE	PRESUBMISSION CONF

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 05/05/92

PAGE: 1

LISTING OF PLANNING BOARD FEES  
Escrow

FOR PROJECT NUMBER: 92-13

NAME: MOBIL OIL - SITE PLAN AMENDMENT  
APPLICANT: MOBIL OIL CORPORATION

--DATE--	DESCRIPTION-----	TRANS	AMT-CHG	AMT-PAID	BAL-DUE
03/09/92	SITE PLAN MINIMUM	PAID		750.00	
02/27/92	ATTY FEES	CHG	35.00		
02/27/92	P.B. MINUTES	CHG	13.50		
05/02/92	P.B. ENGINEER FEE	CHG	90.00		
05/05/92	RETURN TO APPLICANT	CHG	611.50		
		TOTAL:	750.00	750.00	0.00

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 05/05/92

PAGE: 1

LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 92-13

NAME: MOBIL OIL - SITE PLAN AMENDMENT

APPLICANT: MOBIL OIL CORPORATION

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
ORIG	02/13/92	MUNICIPAL FIRE	02/13/92	OK AT WORKSHOP
ORIG	02/13/92	P.B. ENGINEER	02/13/92	OK AT WORK SHOP
		. PLAN WAS REVIEWED AT WORK SESSION		

Date March 8, 1992

# TOWN OF NEW WINDSOR

TOWN HALL, 555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12550

TO Frances Roth 359 Moores Hill Rd. DR.

New Windsor, NY 12553

DATE			CLAIMED	ALLOWED
2/26/92	Planning Board Meeting		75 00	
	Miscellaneous Pages - 2 pgs		9 00	
3-22	Blooming Grove - 5 pgs		22 50	
2-4	Pena - 8 pgs		36 00	
2-7	Argenio - 8 pgs		36 00	
2-8	Ciaccio - 6 pgs		27 00	
	Blossom Heights - 2 pgs		9 00	
2-13	<del>Prob 01 - 3 pgs</del>		<del>13 50</del>	



555 BLOOMING GROVE TURNPIKE • NEWBURGH, NY 12550-7896 • (914) 562 - 4391

19 February 1992

Town of New Windsor Planning Board  
555 Union Avenue  
New Windsor, New York 12553

ATTENTION: MR. CARL SCHEIFER  
PLANNING BOARD CHAIRMAN

SUBJECT: MOBIL OIL STATION 06N2X REBUILD  
VAILS GATE, NEW YORK

SITE PLAN AMENDMENT, 7 SETS OF PLANS

Dear Planning Board:

Please find attached the SUBJECT Site Plan Amendment for pre-application review. This Amendment is requested to meet updated mobility impaired requirements as discussed per our workshop meeting with Mark Edsall, 20 February 1992. Please place us on the 26 February Planning Board agenda.

Very truly yours,

KARTIGANER ASSOCIATES, P.C.

  
Scott T. Kartiganer, P.E.  
Project Manager

STK:lm

cc: Gary Hughes, Mobil Oil Corp.

NWPBLTR.STK  
di 141



McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.

- ☐ Main Office  
45 Quassaick Ave. (Route 9W)  
New Windsor, New York 12553  
(914) 562-8640
- ☐ Branch Office  
400 Broad Street  
Millford, Pennsylvania 18337  
(717) 296-2765

PLANNING BOARD WORK SESSION  
RECORD OF APPEARANCE

TOWN/VILLAGE OF New Windsor P/B # 92-13

WORK SESSION DATE: 13 Feb 1992 APPLICANT RESUB.  
REQUIRED:

REAPPEARANCE AT W/S REQUESTED: \_\_\_\_\_

PROJECT NAME: Mobil Oil. S/P Am.

PROJECT STATUS: NEW \_\_\_\_\_ OLD \_\_\_\_\_

REPRESENTATIVE PRESENT: \_\_\_\_\_

MUNIC REPS PRESENT: BLDG INSP. Jury Duty  
FIRE INSP. Not  
ENGINEER X  
PLANNER \_\_\_\_\_  
P/B CHMN. \_\_\_\_\_  
OTHER (Specify) \_\_\_\_\_

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- ① Canopy 30-4 → 36'-0"
- ② modify islands
- ③ longer building 24x40 24x50
- ④ Canopy setback from 94 - variance - no change  
Canopy " " MCD - " - "

Presub CONF.

4MJ91 pbwsform

Planning Board  
Town of New Windsor  
555 Union Avenue  
New Windsor, NY 12550

(This is a two-sided form)

Date Received \_\_\_\_\_  
Meeting Date \_\_\_\_\_  
Public Hearing \_\_\_\_\_  
Action Date \_\_\_\_\_  
Fees Paid \_\_\_\_\_

APPLICATION FOR SITE PLAN, SUBDIVISION PLAN,  
OR LOT LINE CHANGE APPROVAL

SITE PLAN AMENDMENT

1. Name of Project Site Plan Amendment - Rebuild STA 06N2X
2. Name of Applicant Mobil Oil Corp. Phone 914-742-2905  
Address 50 Broadway Hawthorne NY 10532  
(Street No. & Name) (Post Office) (State) (Zip)
3. Owner of Record Mobil Oil Corp. Phone \_\_\_\_\_  
Property Tax Division  
Address P.O. Box 290 Dallas Texas 75221  
(Street No. & Name) (Post Office) (State) (Zip)  
Kartiganer
4. Person Preparing Plan Associates, P.C. Phone 914-562-4391  
Address 555 Blooming Grove Tpke, New Windsor, NY 12553  
(Street No. & Name) (Post Office) (State) (Zip)
5. Attorney \_\_\_\_\_ Phone \_\_\_\_\_  
Address \_\_\_\_\_  
(Street No. & Name) (Post Office) (State) (Zip)
6. Person to be notified to represent applicant at Planning  
Board Meeting Scott T. Kartiganer Phone 914-562-4391  
(Name)
7. Location: On the west side of Route 32  
(Street)  
-0- feet south  
(Direction)  
of Route 94  
(Street)
8. Acreage of Parcel 0.987+ acres 9. Zoning District "C"
10. Tax Map Designation: Section 69 Block 4 Lot 26.2
11. This application is for a site plan amendment to a gasoline  
dispensing and small "Mobil Mart" convenience store to meet  
current mobility impaired Federal requirements.



12. Has the Zoning Board of Appeals granted any variance or a Special Permit concerning this property? No

If so, list Case No. and Name \_\_\_\_\_

13. List all contiguous holdings in the same ownership  
Section NA Block \_\_\_\_\_ Lot(s) \_\_\_\_\_

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed.

IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

OWNER'S ENDORSEMENT  
(Completion required ONLY if applicable)

COUNTY OF ORANGE

SS.:

STATE OF NEW YORK

Scott T. Kartiganer being duly sworn, deposes and says that he resides at (business) 555 Blooming Grove Turnpike, New Windsor in the County of Orange and State of New York and that he is (~~the owner in fee~~) of Agent for Mobil Oil Corp.  
(Official Title)

of the Corporation which is the Owner in fee of the premises described in the foregoing application and that he has authorized Scott T. Kartiganer, P.E. to make the foregoing application for Special Use Approval as described herein.

I HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND INFORMATION, AND ALL STATEMENTS AND INFORMATION CONTAINED IN THE SUPPORTING DOCUMENTS AND DRAWINGS ATTACHED HERETO ARE TRUE.

Sworn before me this

28th day of February 1982

Linda M. Marasco  
Notary Public

Scott Kartiganer  
(Owner's Signature) (for Mobil Oil)  
Scott Kartiganer (for Mobil Oil)  
(Applicant's Signature)  
As Agent for Mobil Oil Corp.  
(Title)

LINDA M. MARASCO  
Notary Public, State of New York  
No. 4954785  
Qualified in Orange County  
Term Expires August 14, 1993

PROXY STATEMENT  
for submittal to the  
TOWN OF NEW WINDSOR PLANNING BOARD

Mobil Oil Corporation, deposes and says that he  
resides at 50 Broadway, Hawthorne, New York  
(Owner's Address)  
in the County of Westchester  
and State of New York  
and that he is the owner in fee of Mobil Service Station No. 06N2X  
corner of Routes 94 & 32 (Sec. 9, Blk 4, Lot 26.2)  
which is the premises described in the foregoing application and  
that he has authorized Kartiganer Associates, P.C.  
to make the foregoing application as described therein.

Date: 28 Feb 92

[Signature]  
(Owner's Signature)  
(Authorized Signature)  
For Mobil Oil.  
[Signature]  
(Witness' Signature)

THIS FORM CANNOT BE WITNESSED BY THE PERSON OR REPRESENTATIVE OF  
THE COMPANY WHO IS BEING AUTHORIZED TO REPRESENT THE APPLICANT  
AND/OR OWNER AT THE MEETINGS.

MAR - 9 1992

**Mobil Oil Corporation**

February 8, 1990

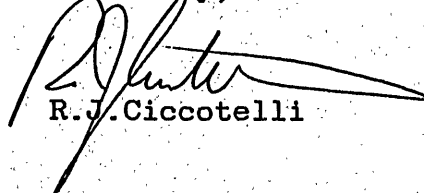
Kartiganer Associates  
555 Blooming Grove Tpke  
New Windsor, NY 12550

Mobil Oil Corporation  
Authority To Act As Agent

To Whom it May Concern:

This is to confirm that Scott Kartiganer of Kartiganer Associates is authorized by Mobil Oil Corporation to act as an agent of Mobil for the purpose of applying for and obtaining all required permits and approvals associated with assigned construction projects.

Sincerely,



R.J. Ciccotelli

TOWN OF NEW WINDSOR PLANNING BOARD  
SITE PLAN CHECKLIST

ITEM

- |                                 |  |
|---------------------------------|--|
| 1. Site Plan Title              | 29. Curbing Locations                                  |
| 2. Applicant's Name(s)          | 30. Curbing Through                                    |
| 3. Applicant's Address(es)      | Section  |
| 4. Site Plan Preparer's Name    | 31. Catch Basin Locations                              |
| 5. Site Plan Preparer's Address | 32. Catch Basin Through                                |
| 6. Drawing Date                 | Section  |
| 7. Revision Dates               | 33. Storm Drainage                                     |
|                                 | 34. Refuse Storage                                     |
| 8. AREA MAP INSET               | 35. Other Outdoor Storage                              |
| 9. Site Designation             | 36. Water Supply                                       |
| 10. Properties Within 500 Feet  | 37. Sanitary Disposal Sys.                             |
| of Site                         |  |
| 11. Property Owners (Item #10)  | 38. Fire Hydrants                                      |
| 12. PLOT PLAN                   | 39. Building Locations                                 |
| 13. Scale (1" = 50' or lesser)  | 40. Building Setbacks                                  |
| 14. Metes and Bounds            | 41. Front Building                                     |
| 15. Zoning Designation          | Elevations   |
| 16. North Arrow                 | 42. Divisions of Occupancy                             |
| 17. Abutting Property Owners    | 43. Sign Details                                       |
| 18. Existing Building Locations | 44. BULK TABLE INSET                                   |
| 19. Existing Paved Areas        | 45. Property Area (Nearest                             |
| 20. Existing Vegetation         | 100 sq. ft.)   |
| 21. Existing Access & Egress    | 46. Building Coverage (sq.                             |
|                                 | ft.)   |
|                                 | 47. Building Coverage (%)                              |
|                                 | of Total Area)   |
|                                 | 48. Pavement Coverage (Sq.                             |
|                                 | Ft.)   |
|                                 | 49. Pavement Coverage (%)                              |
|                                 | of Total Area)   |
|                                 | 50. Open Space (Sq. Ft.)                               |
|                                 | 51. Open Space (%) of Total                            |
|                                 | Area)  |
|                                 | 52. No. of Parking Spaces                              |
|                                 | Proposed.  |
|                                 | 53. <input checked="" type="checkbox"/> No. of Parking |
|                                 | Required.  |

PROPOSED IMPROVEMENTS

22. Landscaping  
23. Exterior Lighting  
24. Screening  
25. Access & Egress  
26. Parking Areas  
27. Loading Areas  
28. Paving Details  
(Items 25-27)

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

PREPARER'S ACKNOWLEDGEMENT:

The Site Plan has been prepared in accordance with this checklist and the Town of New Windsor Ordinances, to the best of my knowledge.

By: Sue Kaligzner P.E.  
Licensed Professional

Date: 27 Feb 92

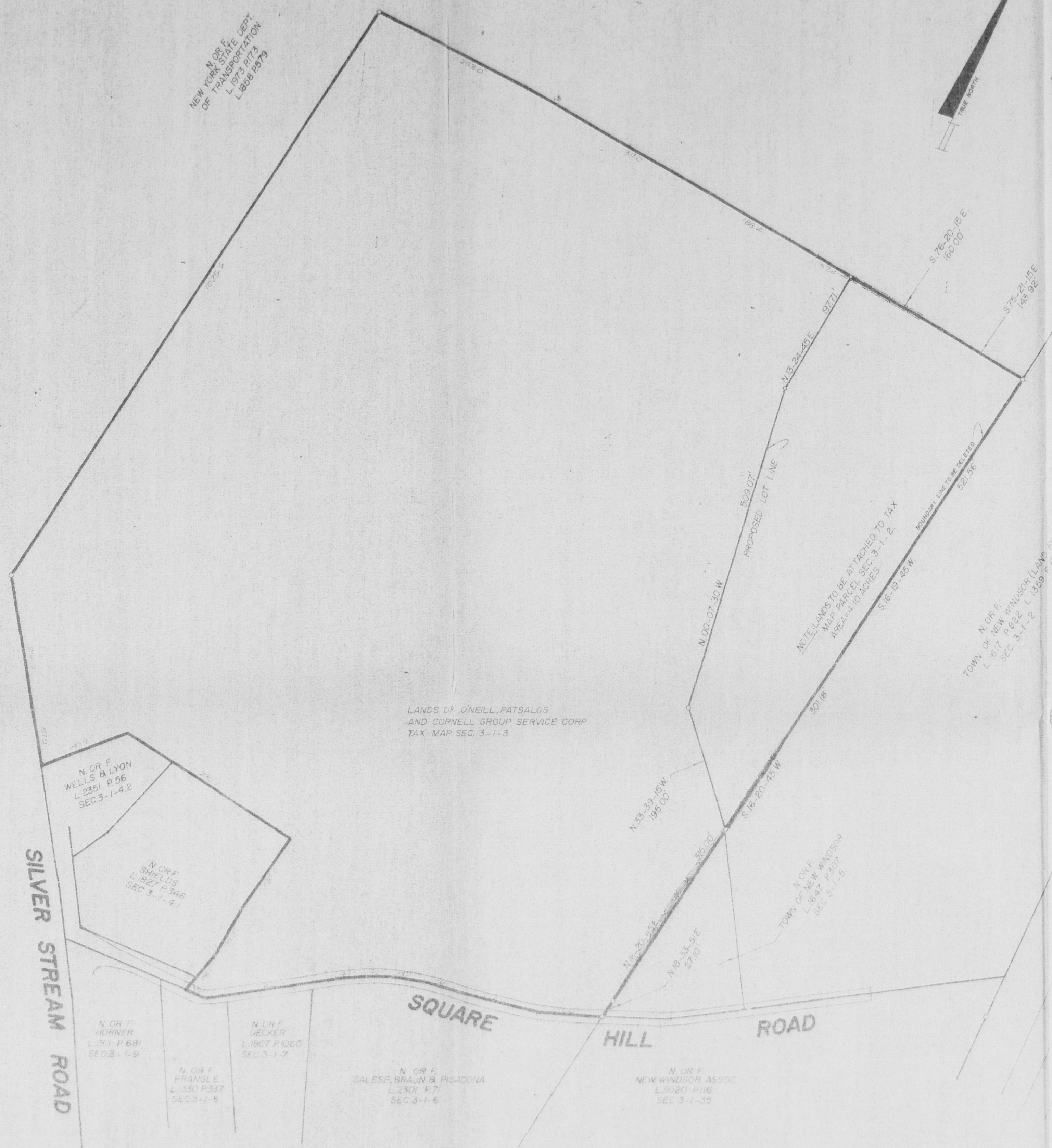
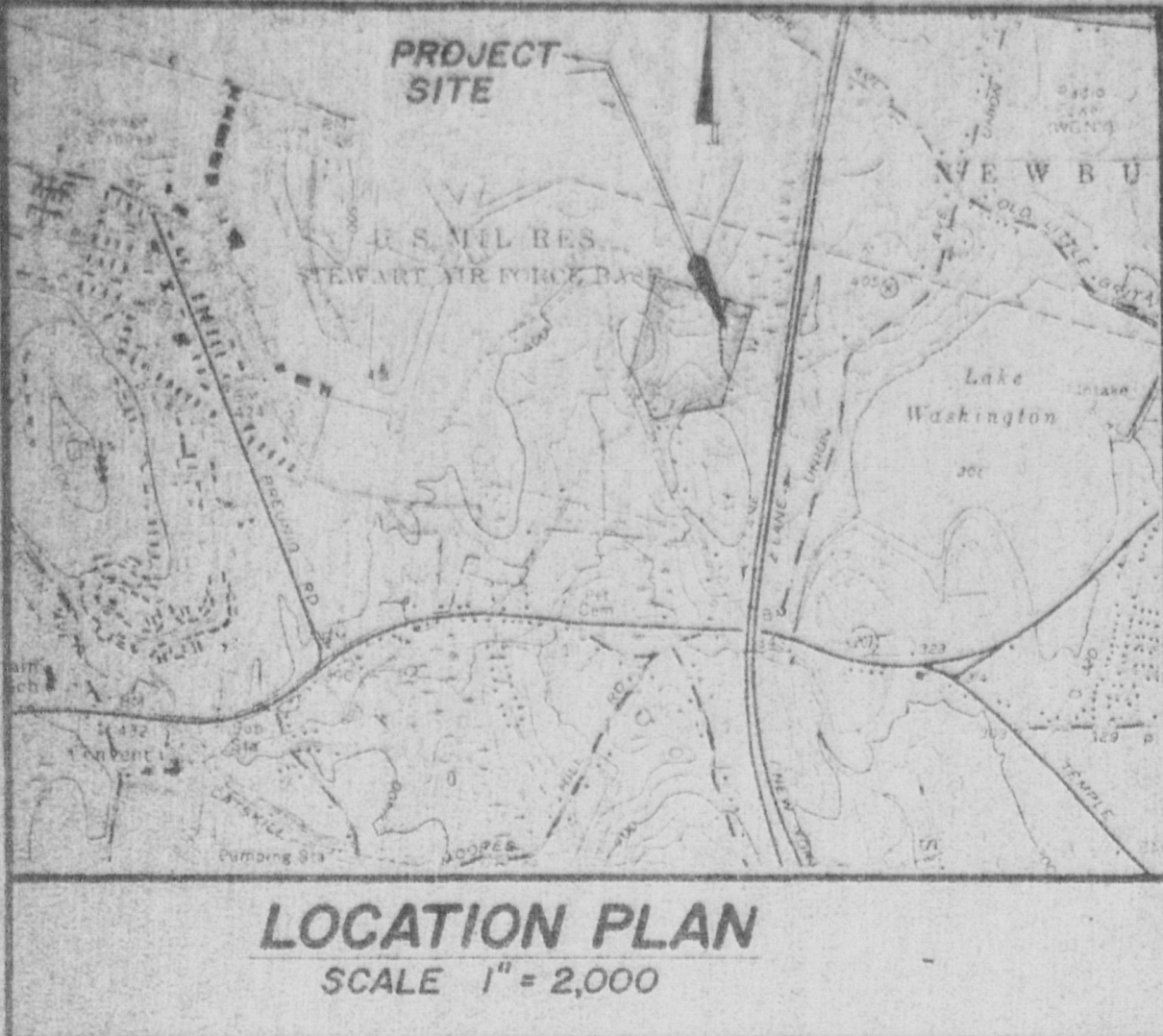
Approved

All information on Plan 23 Jan 1992 NW Filed 90-50<sup>m</sup>  
Site Plan Amended as per plan Last Revision A dated 18 Feb 92









**GENERAL NOTES:**  
 1. TIME PLANNED INDUSTRIAL (P.I.)  
 2. MUNICIPAL-SANITARY SEWER SYSTEM SUPPLIED  
 3. WATER SUPPLY-INDIVIDUAL WELLS  
 4. REFERENCE: DEED OF RECORD L. 3001 P. 349, TAX MAP SEC. 3-1-3, L. 2664 P. 296

**TOWN OF NEW WINDSOR**  
 PLANNING BOARD APPROVAL

LOT LINE CHANGE - APPROVAL GRANTED  
 BY TOWN OF NEW WINDSOR PLANNING BOARD  
 ON **MAR 31 1992**

BY *Ronald Lander*  
 RONALD LANDER  
 SECRETARY

**LOT LINE CHANGE**  
**TOWN OF NEW WINDSOR**  
 TOWN OF NEW WINDSOR  
 SCALE 1" = 100'

ORANGE COUNTY, N.Y.  
 TOTAL AREA = 31.4 ACRES

**MAP CERTIFICATION**  
 I HEREBY CERTIFY TO THE TOWN OF NEW WINDSOR AND TO JAMES S. ONEILL, JAMES P. PATSALOS AND TO CORNELL GROUP SERVICE CORP. THAT THE SUBDIVISION SHOWN HEREON IS BASED ON AN ACTUAL FIELD SURVEY COMPLETED IN JANUARY 30, 1992 AND IS CORRECT AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.



**EDWARD T. ZABACK, L.L.S.**  
 LIC. LAND SURVEYOR  
 12 SAINT JOHN STREET, BOX 624  
 GOSHEN, NY 10924  
 (914) 294-5721

OWNER REPRESENTATIVE  
 JAMES S. ONEILL, JAMES P. PATSALOS  
 AND CORNELL GROUP SERVICE CORP.  
 1047 UNION AVENUE, MALL  
 NEWBURGH, N.Y. 10950

FEBRUARY 9, 1992  
 MARCH 23, 1992

R.D.M.